

STATEMENT OF ENVIRONMENTAL EFFECTS

Project: Alterations & Additions

Location: Lot 41 DP 36454
20 Hogan Street
Balgowlah Heights NSW 2093

For: Mr & Mrs Watt

Date: 12th June 2018

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INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Mr & Mrs Watt. The proposal seeks approval for the proposed first floor addition and alterations to ground floor.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Manly Local Environmental Plan (LEP) 2013 & Manly Development Control Plan (DCP) 2013

As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

THE SITE

The site is identified as Lot 41 DP 36454 and is known as 20 Hogan Street, Balgowlah Heights NSW. Zoned R2 Low Density Residential

The site is a rectangular shape as shown on documents and survey attached, has a total area of 597.7m² and is located on the Eastern side of Hogan Street, and is bounded on three sides by residential properties.

The site is basically level with a slope across from south to north and down from the front to rear boundary. The site is connected to all services and is not subject to flooding, is not in a Landslip area, and is in a Bushfire Prone area.

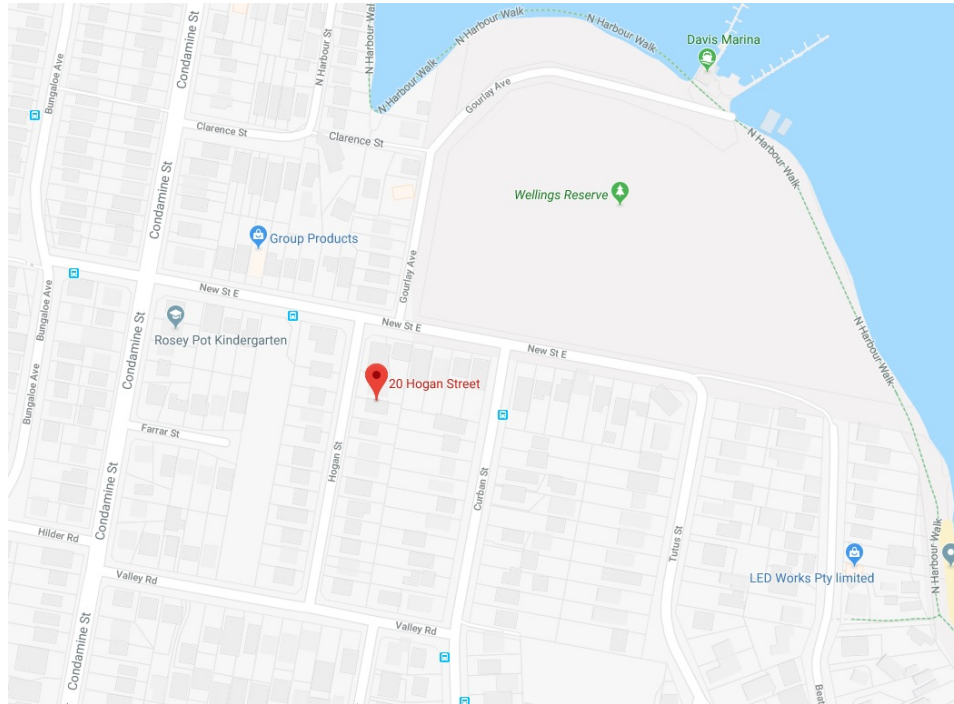
THE SURROUNDING ENVIRONMENT

The area surrounding the subject site comprises of a variety of housing styles and sizes erected on similar sized allotments. In this regard, the streetscape has generally a mixture of residential styles with many two storey houses including in roof first floor additions.

The neighbouring properties comprise two storey detached construction homes.

The front setback is staggered with the majority of residences located closer to the front boundary.

LOCALITY MAP



THE EXISTING RESIDENCE

The existing house is a detached residence, and is single level with swimming pool to the rear yard and a carport located to the southern side with access from Hogan Street.

The residence is brick base and walls, with some rendered brick walls and some facebrick – typical of the age and type in the area.

The roof is a tiled roof with prominent gables to define a bungalow style with formal entry and steps from Hogan Street. The rear of the residence comprises a metal deck roof and a pitched colorbond roof to the Patio opening onto the landscaped rear yard



SITE PHOTOGRAPHS



Street View



Street View to south



Rear View to west

THE PROPOSAL

The client requirements are for minor alterations to ground floor level, update facilities and add a first floor addition to provide upgraded bedroom facilities

It is proposed that the first floor addition provides the required bedroom accommodation including master bedroom, ensuite robe, two bedrooms, bathroom and toilet facilities.

The ground level proposes to provide expansion for the upgraded pantry and open living area providing the facilities for a family residence.

The design has maintained the style of the residence with a simple gables and roof extension. The new roof has been designed to the style of the existing with gables and pitched portions to maintain a harmonious street frontage. Existing flat roof section has been upgraded to new pitched section to simplify and enhance the overall roof design.

The proposal strives to maintain the character of the area, to maintain views, privacy and security for the residence and surrounding residences and adjoining attached residence.



Impression of Addition - front



Impression of Addition - rear

LOCALITY SPECIFIC DEVELOPMENT CONTROLS

Manly Local Environment Plan 2013

2.1 Land Use Zone: The site is Zoned R1 General Residential

The following Development Standards of the LEP are relevant to the proposed development:

Part 4 Principal development standards

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.68	No – Clause 4.6 Complies with intent
4.4 Floor Space Ratio	0.45	0.45:1	Yes

Part 6 Additional Local Provisions

6.1 Acid sulfate soils

Objectives: The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Site classification- Class 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Proposal- No excavation work is proposed more than 5m below natural ground level
The water table will not be lowered 1m below AHD

6.4 Stormwater management

(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters

Proposal – Stormwater will be collected and disposed of to the council's stormwater system. There is no increase to the surface collection area with the first floor addition.

Manly Residential Development Control Plan 2013

Part 3 General Principles of Development

Clause 3.1.1 – Streetscape (Residential Areas)

The proposal seeks to maintain the streetscape of Crescent Street with the proposed addition to the existing main roof. The proposal maintains a similar profile addition to neighbouring properties and as such there is no impact on the streetscape or views from the public domain.

Clause 3.1.1.2 Front Fences and Gates

The existing front fence is to be maintained with one section removed to improve vehicle access

Clause 3.1.1.3 Roofs and Dormer Windows

Ground floor roof form to the street frontage remains and the first floor addition complements the existing gable frontage

Clause 3.3 - Landscaping

The proposed works are generally first floor and do not require the removal of any trees or changes to the existing landscaping. It is proposed to add screen planting along the rear boundary.

Clause 3.4 - Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

It is proposed that the works will achieve these objectives as it provides privacy to neighbouring properties with the direction of view towards the rear and the front of the residence and does not reduce the area of open space currently available.

Clause 3.4.1 Sunlight Access and Overshadowing

Shadows were cast to true north at the winter solstice.

The shadows projected from the proposed first floor addition provide additional overshadowing to ground floor windows at No18 residence at 9am. This shadow moves off for 12pm and 3pm. It is projected that suitable sun penetration is available for these times selected at the Winter solstice with increased sunlight prior to and after this period

Clause 3.5 - Sustainability

Development within this site is limited within the existing constraints of the typical attached dwelling, small site area, with small setback to the street frontage, access path to the side and a small rear yard

Consideration of materials and insulation are of priority to balance a compatible streetscape and design with the performance required to satisfy Basix requirements.

Where possible adequate windows and cross ventilation and insulation, have been considered in the proposal to provide a comfortable and sustainable environment. It is considered this satisfies the requirements for sustainability.

Clause 3.7 - Stormwater Management

The proposal does not require a Stormwater Management Plan as the proposed first floor addition does not result in any additional hard surface area, and stormwater collection area drains to existing gutter and disposal..

Clause 3.8 Waste Management

During construction, rubble and waste will be disposed of into a skip located on site. All waste will be disposed of by suitable contractors and be recycled where possible.

The proposed development will not produce additional household waste. The current household waste will continue to be dealt with according to council guidelines.

Part 4 Development Controls & Development Types

4.1 Residential Development Controls

The following numerical provisions are considered relevant to the proposal:

Design Element	Required	Proposed	Compliance
4.1.2.1 Wall Height	7m	3.3m (existing)	Complies
4.1.2.2 Number of Storeys	2	6.3m 2nd storey	Complies
4.1.2.3 Roof Height:	2.5m	2	Complies
		2.6m	Complies with intent to maintain street aesthetics. It is considered the small clerestory does not impact on building bulk nor obstruct views or cast shadows.
Maximum Roof Pitch	Max pitch 35°	22.5deg	Complies
4.1.3 Floor Space Ratio	0.45:1	0.45:1	Complies
4.1.4 Building Setbacks			
4.1.4.1 Street Front	6.5m	5.87m Existing	Existing
	9.33 to proposed first floor	9.33m to Addition	Complies
4.1.4.2 Side Setbacks	Side Setback – 1/3 of the height of wall.	Min 1/3 height	Complies
			Complies
4.1.4.5 Rear Setback	8.0 metres	7.2m exist patio	Existing
		14.64m Addition	Complies
4.1.5.1 Open Space		unchanged	Complies
4.1.7.1 First Floor Addition		Maintains character of existing and street	Complies

Environmental Planning & Assessment Act - Section 79C

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013. The site is zoned R2 Low Density Residential under the provisions of the LEP. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

Manly Local Environmental Plan (LEP) 2013 & Manly Development Control Plan (DCP) 2013

It is considered the proposal will not result in any detrimental impact upon the adjoining properties or upon the character of the surrounding area.

The addition is designed to complement the original character of the residence surrounds.

The proposal will not adversely impact on the privacy of adjoining properties

The proposal will not cause loss of views from other properties

The proposal will not cause loss of sunlight or overshadow adjoining

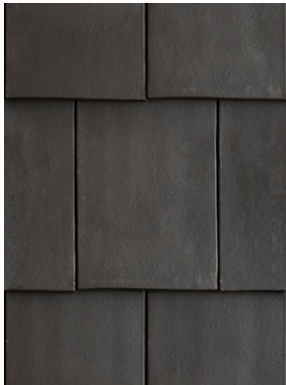
The height of the proposal is minimal-only 0.18m over the required LEP Building Height

The proposal will not detrimentally impact on existing trees or significantly alter the natural landscape.

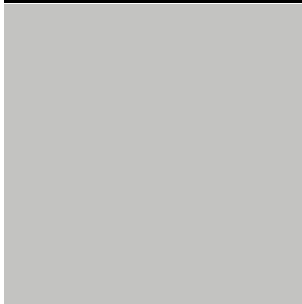
COLOUR SCHEME

Generally colour scheme is shown on the proposed rendered view on page 4.

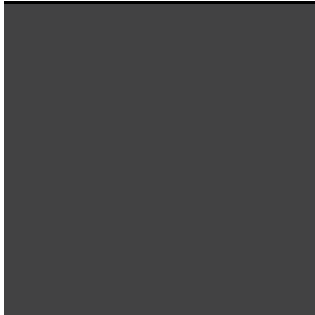
Roof _____ –Tiled –Terracotta Shingle –“Eclipse”



Walls _____ - Weatherboard & Brick painted Dulux “Tranquil Retreat”



Trim - Fascia & Gutters _____ – painted colorbond “Monument”



Windows & doors _____ Dulux - “Chalk -50%”

